

Return to Use Initiative 2009 Demonstration Project

Mountain View Mobile Home Estates: Globe, Arizona

THE SITE: Until the 1970s, the 17-acre Mountain View Mobile Home Estates Superfund site housed a mill that processed chrysotile asbestos ore from mines surrounding Globe, Arizona. After failing to meet EPA standards for emissions, Gila County ordered the mill closed in 1973. Before closing, the property was rezoned as a residential subdivision and the mill owner installed mobile homes for 130 residents on top of re-graded asbestos mill tailings partially covered with topsoil. Asbestos detected in the soil brought the site to the attention of EPA, prompting its addition to the National Priorities List (NPL) in 1983. Following relocation of the residents in 1985, EPA's site cleanup included: crushing and burying homes and other structures in two natural depressions on site; installing drainage culverts and enclosed pipes; placing a filter fabric over the entire site; layering clean soil over the filter fabric; and adding compacted and crushed rock to complete the cover. The entire site was fenced and it was deleted from the NPL in 1988. Since the site's closure, the Arizona Department of Environmental Quality (ADEQ) has been overseeing the maintenance of the capped site.

THE OPPORTUNITY: The Mountain View site is a relatively level parcel located amidst more mountainous terrain. Federal and State-owned land surround the City of Globe and limit the City's expansion options. The site offers reasonably level, available property at the junction of Highway 70 and Route 77, providing an ideal location for development. Both the City and State have expressed an interest in putting the vacant property to use.

THE BARRIERS: The site has been an unused parcel on the outskirts of the City of Globe for more than 20 years after the Superfund cleanup (capping of the buried asbestos-contaminated soils) in the 1980s. Deed restrictions exist on the parcel to prevent any disturbance of the buried asbestos that could cause potential health problems if it were exposed. The regulatory agencies (EPA and ADEQ) have been concerned that reuse could re-open the site risks. In addition, the City was unsure of



Buildings on Mountain View Mobile Home Estates Superfund site.

Barriers: Future development must consider buried asbestos and other infrastructure limitations


Solution: EPA-funded reuse assessment



View of the Mountain View Mobile Home Estates Superfund site from Interstate 70 entrance.

Before: Vacant property in prime location with unknown development potential

After: Vacant property whose redevelopment barriers and opportunities are better defined and understood by the City, State, and community members



appropriate uses of the land. Also, because the parcel is located to the east of the City, it is outside the existing water, sewer, and electrical infrastructure. Development would need to account for these limitations.

THE SOLUTION: EPA completed a reuse assessment of the Site, which identified the physical benefits and limitations of the parcel, including the infrastructure constraints. The assessment clarified potential redevelopment options for the stakeholders, taking into consideration the site grade, access, and other logistical issues. The assessment identified a limited set of options that could be considered for development on top of the cap or with limited re-grading that would account for public health concerns.

THE SITE NOW: The reuse assessment provided the City of Globe with valuable information to use when considering redevelopment of the site. Due to economic limitations and information provided by the assessment, the City has not proceeded to purchase and redevelop the site at this time. However, the detailed information provided by the reuse assessment helped the City make a well educated and informed decision. ADEQ has gained a better understanding of the potential future use of the site and will continue to use the reuse assessment as a tool when approached by other potentially interested parties.

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